

140.0

0002

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,066,100 / 1,066,100
USE VALUE: 1,066,100 / 1,066,100
ASSESSED: 1,066,100 / 1,066,100
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1-3		NEWPORT ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CARSON DEANS S	
Owner 2:	CARSON EMILY R TAYLOR	
Owner 3:		

Street 1: 3 NEWPORT ST
Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER		
Owner 1:	ODESSEY ANN I -	
Owner 2:	SANDMAN MARK -	
Street 1:	3 NEWPORT ST	
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	
Postal:	02476	

NARRATIVE DESCRIPTION
This parcel contains .105 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 3092 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

Code	Descrip/No	Amount	Com. Int

OTHER ASSESSMENTS		
Code	Descrip/No	Amount

PROPERTY FACTORS		
Item	Code	Description
Z	R1	SINGLE FA
o		100
n		water
		Sewer
		Electri
Census:		Exempt
Flood Haz:		
D		Topo
s		1
t		Level
		Street
		Gas:

LAND SECTION (First 7 lines only)		
Use Code	Description	LUC Fact
104	Two Family	4584
		Sq. Ft.
		Site
		0
		80.
		1.22 9

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4584.000	615,000	5,100	446,000	1,066,100		89772
							GIS Ref
							GIS Ref
							Insp Date
							12/15/17

Total Card: 0.105 Total Parcel: 1,066,100
Total Card: 0.105 Total Parcel: 1,066,100
Source: Market Adj Cost Total Value per SQ unit /Card: 344.77 /Parcel: 344.77
Entered Lot Size Total Land: Land Unit Type:

Parcel ID: 140.0-0002-0003.0 Date: 12/23/2021

!10800!

PRINT Date: 12/30/21 Time: 11:23:08

LAST REV Date: 09/09/21 Time: 18:24:10

apro

10800

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PAT ACCT. Notes

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif

ODESSEY ANN I, 1568-67 1 1/19/2021 1,150,000 No No

ODESSEY ANN I, 1504-23 Convenience 1 No No

ODESSEY ANN I 1253-88 Family 99 No No

FALES EUGENE 1208-52 7/20/1999 339,000 No No

1085-53 8/22/1991 No No A

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Average			RESIDENTIAL GRID				SKETCH								
Sty Ht: 2T	- 2 & 3/4 Sty			A Bath:	Rating:															
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:															
Foundation: 2	- Conc. Block			A 3QBth:	Rating:															
Frame: 1	- Wood			1/2 Bath:	Rating:															
Prime Wall: 4	- Vinyl			A HBth:	Rating:															
Sec Wall:				OthrFix:	Rating:															
Roof Struct: 1	- Gable			OTHER FEATURES				1st Res Grid	Desc: Line 1	# Units: 2										
Roof Cover: 1	- Asphalt Shgl			Kits: 2	Rating: Very Good			Level	FY LR DR D K FR RR BR FB HB L O											
Color: GRAY				A Kits:	Rating:			Other												
View / Desir:				Fpl:	Rating:			Upper												
GENERAL INFORMATION				WSFlue:	Rating:			Lvl 2												
Grade: C	- Average			CONDOS INFORMATION				Lvl 1												
Year Blt: 1922	Eff Yr Blt:			Location:				Lower												
Alt LUC:	Alt %:			Total Units:				Totals	RMS: 12	BRs: 4	Baths: 2	HB								
Jurisdict: G5	Fact: .			Floor:				REMODELING				RES BREAKDOWN								
Const Mod:				% Own:				Exterior:	No Unit	RMS	BRS	FL								
Lump Sum Adj:				Name:				Interior:	2	6	2									
INTERIOR INFORMATION				DEPRECIATION				Additions:												
Avg Ht/FL: STD				Phys Cond: GD	- Good			Kitchen: 2003												
Prim Int Wal: 2	- Plaster			Functional:				Baths:												
Sec Int Wall:				Economic:				Plumbing:												
Partition: T	- Typical			Special:				Electric:												
Prim Floors: 3	- Hardwood			Override:				Heating:												
Sec Floors:				Total:	18.6 %			General:	2	12	4									
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES				SUB AREA								
Subfloor:				Basic \$ / SQ: 180.00				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL		
Bsmnt Gar:				Size Adj.: 0.98955858									FFL	First Floor	1,211	183.290	221,960	Sub Area		
Electric: 3	- Typical			Const Adj.: 1.02900207									BMT	Basement	1,075	54.990	59,110	% Usbl		
Insulation: 3	- Typical			Adj \$ / SQ: 183.286									SFL	Second Floor	1,075	183.290	197,033	Descrip		
Int vs Ext:				Other Features: 113500									TQS	3/4 Story	806	183.290	147,775	% Type		
Heat Fuel: 1	- Oil			Grade Factor: 1.00									EFP	Enclos Porch	264	38.630	10,197	Qu		
Heat Type: 5	- Steam			NBHD Inf: 1.00000000									OPP	Open Porch	250	23.770	5,942	Ten		
# Heat Sys: 2				NBHD Mod:									Net Sketched Area: 4,681 Total: 642,017							
% Heated: 100				LUC Factor: 1.00									Size Ad	3092.25	Gross Area	4950	FinArea	3092		
Solar HW: NO	Central Vac: NO			Adj Total: 755517									IMAGE							
% Com Wal	% Sprinkled			Depreciation: 140526									AssessPro Patriot Properties, Inc							
				Depreciated Total: 614991																
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:			
SPEC FEATURES/YARD ITEMS																PARCEL ID 140.0-0002-0003.0				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
3	Garage	D	Y	1	20X20	A	AV	1922	21.25	T	40	104			5,100		5,100			
More: N																Total Yard Items: 5,100	Total Special Features:	Total: 5,100		